



## OFFICE OF PLAN COMMISSION

### Plan Commission

**Wednesday, April 13, 2022, in the G.A.R. Room of the Court House**

- Brad Fruth calls Public Hearing for Town of Stockdale to order at 6:30pm
  - Brad Fruth opens the floor to the board for comments
    - Brad Fruth summarizes the rezoning process and the allotted time of publication. Corey states there is an affidavit of publication and mailing list in binders for the board to see.
    - No further comment from the board.
  - Brad Fruth opens the floor to the public for comment
    - No comments or questions from the public.
  - Brad Fruth calls for motion to close the public hearing
    - Randy Hileman motions
    - Scarlett Graves 2<sup>nd</sup>
    - All "Aye"
  - Public Hearing Adjourned at 6:32pm.
- Brad Fruth calls Public Hearing for Unsafe Building Ordinance to order at 6:32pm
  - Brad opens the floor to the board for comments
    - Corey Roser states we have been using the old Unsafe Building Ordinance from 1999 and that it needs updated.
    - No further comment from board.
  - Brad Fruth opens the floor for public comments or questions
    - Elaine Anderson asked to explain the State Statute for the Unsafe Building Ordinance.
    - Corey Roser explained state statute to public.



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- Elaine Anderson also asked if the county would be responsible for the cost of demolition of unsafe buildings or houses.
- Steve explained further about protocol and the budget set for Unsafe Buildings/demolition.
- Brenda Nutt inquired about what happens to property after demolition.
- Steve stated there would be a lien put on the property and a tax sale would occur.
- No further public comments or questions.
- Brad Fruth calls for motion to close public hearing
  - Scarlett Graves motions
  - Randy Hileman 2<sup>nd</sup>
  - All “Aye”
- Public hearing adjourned at 6:37pm
- Brad Fruth calls Plan Commission meeting to order at 6:38pm.
- Roll call of Board Members – by Megan Mongosa
  - Tim Alwine – **Absent**
  - Tom Daughtery - **Present**
  - Randy Hileman - **Present**
  - Lynette Smith - **Present**
  - Courtney Schmidt; Extension Educator - **Present**
  - Gregg Wilkinson; County Surveyor - **Present**
  - Bryan Nutt; County Council - **Present**
  - Fred Musselman; Commissioner & Secretary - **Absent**
  - Scarlett Graves; Vice-President - **Present**



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- Brad Fruth; President - **Present**
- Brad Fruth calls for approval of previous meeting minutes
  - Randy Hileman motions
  - Scarlett Graves 2<sup>nd</sup>
  - All “Aye”
- Brad Fruth calls for summary of Staff Report
  - Corey Roser presents Staff Report for March 2022
    - Scarlett Graves asked if the revenue increase for permits was due to updated fee schedule
    - Corey Roser stated it definitely is and he updated fee schedule was showing multiple increases for all permit revenues
- Brad Fruth calls for Expense Report
  - Corey Roser presents Staff Report for March 2022
- Brad Fruth calls for County Truck Update.
  - Corey Roser shares truck mileage – 165,647 miles. The truck is a 2007 Ford.
    - Corey asked questions about the process of getting a new truck or if it would be possible.
    - Elaine Anderson asked “Would the county even need a truck?”
      - Corey Roser & Megan Mongosa responded with “Yes, the inspectors use it to carry the necessary tools to complete their job.”
- Brad Fruth calls for presentation of Agriculture Permit #232-22 Daniel Davidson
  - Megan Mongosa presents staff report pertaining to Agriculture Permit
  - Brad Fruth opens floor for public comments or questions
    - No public comments or questions



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- Brad Fruth opens floor for board questions or concerns
  - No questions from the board
- Brad motions for approval of Agriculture Permit #232-22
  - Scarlett Graves motions
  - Randy Hileman 2<sup>nd</sup>
  - All “Aye”
- Brad Fruth calls for vote on Agriculture Permit
  - Tom Daughtery – yes
  - Randy Hileman – yes
  - Lynette Smith – yes
  - Gregg Wilkinson – yes
  - Bryan Nutt – yes
  - Scarlett Graves – yes
  - Brad Fruth – yes
- AGP#232-22 is approved.
- Brad Fruth calls for presentation of Agriculture Permit #233-22 Maple Acres
  - Corey Roser presents staff report for Agriculture Permit
  - Brad Fruth opens the floor for public comment
    - No public comments or questions
  - Brad Fruth opens the floor for board comments or questions
    - No comments or questions from the board
  - Brad Fruth calls for motion to vote for Agriculture Permit #233-22
    - Scarlett Graves motions
    - Tom Daughtery 2<sup>nd</sup>



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- All “Aye”
- Brad Fruth calls for vote of Agriculture Permit #233-22
  - Tom Daughtery – yes
  - Randy Hileman – yes
  - Lynette Smith – yes
  - Gregg Wilkinson – yes
  - Bryan Nutt – yes
  - Scarlett Graves – yes
  - Brad Fruth – yes
- Agriculture Permit #233-22 approved
- Brad Fruth calls for presentation of Agriculture Permit #234-22
  - Megan Mongosa presents staff report for Agriculture Permit
  - Brad Fruth opens the floor for public comment
    - No public comments or questions
  - Brad Fruth opens the floor to the board for comment
    - No comments or questions from the board
  - Brad Fruth calls for motion to vote for Agriculture Permit #234-22
    - Randy motions
    - Scarlett 2<sup>nd</sup>
    - All “Aye”
  - Brad Fruth calls for vote of Agriculture Permit #234-22
    - Tom Daughtery – yes
    - Randy Hileman – yes
    - Lynette Smith – yes





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- Gregg Wilkinson – yes
- Bryan Nutt – yes
- Scarlett Graves – yes
- Brad Fruth – yes
- Agriculture Permit #234-22 is approved
- Brad Fruth presents Fire Department Notification Notice Approval for Miles Killian, B1855-21
  - No objections from the board
- Brad Fruth calls for Town of Stockdale Rezoning Recommendation to be presented to Board of Commissioners motion
  - Randy Hileman motions
  - Scarlett Graves 2<sup>nd</sup>
  - All “Aye”
  - Board accepts recommendation
- Brad Fruth calls for Unsafe Building Ordinance Recommendation to be presented to Board of Commissioners motion
  - Scarlett Graves motions
  - Randy Hileman 2<sup>nd</sup>
  - All “Aye”
  - Board accepts recommendation
- Steve Downs presents Subdivision Control Ordinance issues being encountered when processing splits.
  - Steve requests the board interprets the Subdivision Control Ordinance to remove the less than 20-acre requirement under Exempt II



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- Board has no concerns doing so
- Brad opens the floor for public comment
  - Skipper Noiserly asks how the board can “just change the ordinance without public weigh-in”
  - Steve explains that because it is county-appointed board members and they are implementing the proper protocol, they can temporarily change the ordinance.
  - Dave McReynolds states he has a split and needs to finalize it. He asked if the ordinance would be in effect tonight and if he could resubmit his split. It is of urgency due to having a loan lock for 30 days.
    - Corey Roser states that he can resubmit split on Thursday and he would look at it.
- New interpretation of ordinance is temporarily in effect on April 13, 2022.
- No further public comments or questions
- Brad calls to adjourn meeting.
  - Randy Hileman motions
  - Scarlett Graves 2<sup>nd</sup>
  - All “Aye”
- Meeting adjourned at 7:14pm.

  
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Representative of Miami County Plan Commission

  
\_\_\_\_\_  
Title

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name

